

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
JUNE 11, 2007**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:37 p.m. by Chairman Bosworth.

Commission Members Present: Kenneth Bosworth, Chairman
 Patrick Hennelly
 Lou Anne Majewski
 James O'Donnell
 David M. Stieper

Absent: Peter Grande
 Joseph Messer
 Michael Schmechtig
 Thomas Roeser

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Consideration for approval of the April 4, 2007 Minutes was deferred to the next meeting.

OTIS WOODS RESUBDIVISION – SKETCH PLAN: In July, 2005 Resolution 05-18 was passed by the Board of Trustees approving the resubdivision of two lots north of Otis Road. Since that appearance, Lee Norton purchased and resides on Lot 2 and his company, Nottingham Builders, owns Lot 1 and the 10+ acre parcel to the south. Robert Best, attorney representing the resident and owner, now appears before the Plan Commission seeking approval of the sketch plan for this 4 lot subdivision. The certified return receipts of the meeting notice were given to Robert Kosin along with proof of ownership. Mr. Kosin confirmed that the required notice had been placed in the local paper.

Mr. Best advised that the lot sizes are as follows: Lot 1 – 5.751 acres, Lot 2 – 6.179, Lot 3 – 5 acres, Lot 4 - 5.357 acres. He described the parcel as mostly wooded, but not with many high-quality, hardwood trees.

Engineer Steve Albert, president of Albert Development Insight, Inc., reviewed the layout for the new plan. The existing driveway along the western border would be replaced with a private, 50 foot right-of-way street between Lots 3 and 4 that would provide access onto Otis Road for all four lots. He would be seeking the County's approval for location of that new entrance site. Street trees and shrubs would be provided as required by ordinance.

Mr. Albert pointed out a proposed “three lobe pond” totaling 2.74 acres located primarily in the southern portion of Lot 2, that would have access via bridges to a western pond in the southern portion of Lot 1 (.88 acres) as well as a northern pond in the center of Lot 2 (.30 acres). Portions of the large pond would be on all four lots and would also extend onto the adjacent lot to the east.

In addition to drainage into the 2.74 acre pond, there would be a depressional area on Lot 1. The stormwater technique to be used in that area would stabilize the soil and seal it for temporary water retention. A conventional dry bottom detention basin is also proposed on Lot 3.

The Commission reviewed Village Engineer Daniel Strahan’s June 5th letter, with Mr. Strahan commenting on the following: (1) A special use permit was required for the proposed pond, which would have to be considered at a ZBA hearing. He went into some detail as to what information would be required from the petitioner at that hearing. Mr. Best said that there was a written agreement between Mr. Norton and the neighbor to the east concerning how the lake would be installed, as a small portion of that pond did extend beyond Lot 2’s lot line. (2) Percolation tests would be required for Lots 3 and 4, the one previously taken on Lot 1 was still valid, and none would be required for Lot 2 if the existing house and septic system are to remain. (3) Prior to final zoning calculations, additional information regarding the Base Flood Elevation (BFE) of the ponds will be required. Mr. Strahan noted that all average lot width requirements were satisfied, though Lot 3 may ultimately be less than 5 acres because of the high water level in the detention basin. If that occurs, Mr. Albert said there was enough acreage on Lot 4 to increase Lot 3’s size.

Special Counsel David Warner noted that engineering at this point is fairly conceptual. Final engineering and the need for any variances would be taken under consideration at final plat presentation. Chairman Bosworth asked Attorney Warner to review the proposed Covenants, making sure the Village will have the authority to maintain the ponds and basins if not properly cared for.

Trustee Majewski asked for clarification of the proposed 60 foot spans (bridges) planned to connect the two ponds to the larger one, wide enough for boats to pass through. Mr. Albert replied that they would be arches with brick walls, and that he would bring to the next presentation photos or sketches of the type, size and quality he would be proposing.

Resident Todd Golitz, 291 Otis, asked for clarification on the proposed driveway’s location. Mr. Albert pointed it out on the aerial map, noting it would be 125 feet west of the Golitz’s driveway. Mr. Best added that if the County asked them to move it further in either direction, they would notify Mr. Golitz.

Resident Richard Cannon, 2 Goose Lake Road, expressed concerns about runoff on Lot 3 from the proposed detention basin. He thought some measures should be taken to direct it to Goose Lake. Mr. Albert noted that stormwater naturally drains in that direction, and

that the detention basin would only detain it a while to slow runoff downstream. Daniel Wolfgram, 295 Otis, also commented about the amount of pooling on both sides of Otis Road, and thought it would increase with the building of two more houses along that road. Mr. Albert replied that they could not divert water away from a wetland nor change the direction of a watershed.

There currently are equestrian trails to the west and north of this property. When this parcel first came before the Commission, the Riding Club didn't think trails were needed on Lots 1 and 2. Now that more land is involved, the petitioner agreed to meet again with them in this regard.

Motion: Commissioner Hennelly made the motion, seconded by Commissioner Stieper, to approve the sketch plan as presented. Motion carried unanimously by voice vote.

Mr. Best said they probably would be appearing before the ZBA in August.

There was no further action taken on this proposal.

EQUESTRIAN SUBDIVISION EASEMENT PROCEDURE: The Commission reviewed a form regarding equestrian easements as part of the subdivision process. It is intended to inform the Plan Commission in writing as to what the Equestrian Commission recommends regarding equestrian trails on a proposed subdivision. The word "review" was corrected to "reviewed" and "Equestrian" inserted before the two instances where there was reference to "Commission." It was agreed to use this form as the official notification from the Equestrian Commission as to their recommendation on specific subdivisions under consideration. There was a consensus to incorporate this form into the subdivision process.

COMPREHENSIVE PLAN ADDENDUM: The Commission reviewed Robert Kosin's June 8th memo to Chairman Bosworth in which he suggested consideration of an Addendum to the Comprehensive Plan, with the assistance of Teska & Associates, to reflect events of the last eighteen months since the Plan's revision. He cited Abbey Woods and the Horizon Farm conservation easement as two such events. He believed that such an addendum was necessary in order to keep the Plan up-to-date. Trustee Knoop agreed to this suggestion, commenting on the continuing efforts of the Development Commission with respect to large parcels within the Village.

Motion: Commissioner Majewski made the motion, seconded by Commissioner Stieper, that the Plan Commission recommend that the Board of Trustees authorize retaining Teska and Associates to prepare an amendment to the Comprehensive Plan reflecting recent changes. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT: Trustee Knoop advised that a second meeting of the Board of Trustees is scheduled for July 19th at Countryside School to discuss cell towers. He also told the Commission that there would be more discussions on the Wamberg property.

There being no further business, the meeting was adjourned at 8:45 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary